

Introduction

The Buyer acknowledges that the subject land is part of an attractive residential development (Enclave), the object of which is to establish a modern and well-designed residential area. To ensure the unique character of Enclave is enhanced and that quality housing is constructed, Enclave Housing Design Guidelines (Guidelines) have been developed to ensure that a high standard of housing and landscaping is achieved.

The buyer covenants and agrees to be bound by and comply with the building covenants and housing design guidelines. Approval is not required by Urbex (the Seller), prior to lodging and obtaining the statutory approvals to commence building works.

House Design Principles

Each allotment at Enclave has particular features that should influence the design and siting of your new home. Before choosing or designing your home, it is important to consider how the features of the allotment might influence the location and layout of its design in order to improve the lifestyle for you and your family, as well as improving the overall amenity of the neighbourhood.

Factors to consider include:

- the orientation of the allotment
- the direction of summer breezes
- home entry and how the house interacts with the street
- the location of houses on adjoining properties (or future houses)
- service and easement locations (if any)
- designated driveway access points
- corner lot opportunities and requirements
- lots fronting parks.

House Materials and Colours

Home owners are encouraged to use varied materials and colours to create individual character and also create an overall identity to your neighbourhood. The front of your home should have a variation of materials both lightweight and masonry, textures and at least 2 colours. Consider using lightweight construction materials so your home can cool down quickly in the evenings.

Acceptable material selections include:

- Render with integral colour or painted finish
- Bagged brickwork with paint finish
- Feature lightweight cladding and weatherboard panels (up to 30% of external walls only)
- Face brickwork which is to be limited to feature panels and/or banding only. A more extensive use of face brick will only be permitted where it is not visually dominant from public areas (ie. parks & road reserves)
- Other innovative cladding (eg. colorbond corrugated metal sheeting) should only be used for feature detailing purposes and should not be used for more than 10% of external walls.

Roof Form

Homes at Enclave should have attractive roof designs to create visual interest while also addressing the functional aspects of shading and water collection and furthermore to give your home appropriate protection from the sun and rain. The use of roof forms that provide articulated shapes with hips, gables, and other more contemporary forms including skillion roofs, 'butterfly' forms or curved roofs are encouraged. Roof elements in general should be a consistent shape and provide a well-balanced and cohesive form to the dwelling

The following roof forms are permitted to face the primary street frontage:

- Skillion, Gable, Dutch Gable or Hipped.

Factors to consider include:

- Skillion roofs should have a minimum roof pitch of 10°; A minimum of 2 roof planes; and a minimum of 600mm eave overhang on roof sides;
- Gable, Dutch Gable and Hipped roofs should have:
 - A minimum roof pitch of 25° if the roof span is 14m or less;
 - If the roof span is wider than 14m a minimum roof pitch of 22.5° may be used;
 - 600mm minimum deep eave overhang.
 - Eave overhangs must be consistent at all parts of the dwelling.
- Fascia lines must be at a consistent and continuous level around the perimeter of the roof
- Under-eave extensions are permitted however, under eave extensions of the dwelling must be limited to a maximum of 4m in length.

Building Envelopes and Setbacks

The setback of buildings is an important factor in achieving the desired streetscape character. While the Building Envelope and Setback requirements specify the minimum setbacks, houses should not be fully built to a setback and where possible, should be stepped in plan to create visual interest.

Factors to consider include:

Building Envelope

- Boundary Setbacks (bulk and location/building envelope)
- Overall maximum heights of dwellings (bulk and location/building envelope)
- Maximum height of walls at certain setbacks
- Built-to-boundary provisions
- Outdoor space
- Access
- Privacy of/for neighbours
- Location and screening of services such as water tanks, air conditioning, pool pumps etc.

Setbacks

Dwellings must comply with the Queensland Development Code except where an alternative setback is shown on the building setback plan annexed to these guidelines in which case the building setback plan dimension prevails over the Queensland Development Code.

- Single Detached Housing on lots 450sqm and under– Queensland Development Code: www.hpw.qld.gov.au/SiteCollectionDocuments/mp1-1.pdf
- Single Detached Housing on lots 450sqm and over – Queensland Development Code: www.hpw.qld.gov.au/SiteCollectionDocuments/mp1-2.pdf

Factors to consider include:

- All setback dimensions noted are from Boundary to Outer Most Projection in accordance with the building setback plan annexed to these guidelines
- Dwellings must be set back a minimum of 4.5m from road (front) lot boundaries.
- Garages must be set back a minimum of 4.5m from road (front) lot boundaries.
- Dwellings must be set back a minimum of 4.5m from the short road frontage and 3.0m from the long road frontage at corner lots.
- Dwellings must be set back to side and rear boundaries in accordance with the Queensland Development Code requirements. Single Detached Housing on lots 450sqm and under - Queensland Development Code and Single Detached Housing on lots 450sqm and over – Queensland Development Code:

Built to Boundary Wall Requirements

Building to side boundaries must comply with the build to boundary provisions within the building setback plan annexed to these guidelines.

Factors to consider include:

- Lots 10,12, 39, 45, 24, 25, 26, 27 and 59 have predetermined build to boundary locations – refer to the Building Setback plan annexed to these guidelines
- The maximum single wall section length of built-to-boundary wall shall not exceed 6.5m with a minimum setback of 4.5m from the road frontage
- All stormwater management must be contained within the site boundary including gutters, downpipes and rainwater heads. Overflow discharge pipes to internal gutters and rainwater heads must discharge within the site boundary.
- Where the built to boundary wall is not designed as a parapet wall, the built to boundary shall be set back a minimum of 200mm to allow for the provision of fixed guttering to the dwelling fascia which shall be connected to a piped underground stormwater drainage system to the street frontage.
- Services including but not limited to air-conditioning units, fixed clothes line, hot water system, gas cylinders and fuel storage systems are not permitted on the built to boundary setback.
- Maximum height of built-to-boundary wall 3m above natural ground level.
- No truncated or removed eaves and their associated raking fascias at the built-to-boundary wall will be permitted.

Maximum Height

Dwellings shall be no more than two storeys with the overall height complying with the Queensland Development Code requirements.

Site Coverage

To ensure an appropriate maximum level of building bulk is not exceeded and to maintain sufficient area for private open space, the maximum area of the site covered by a building or other roofed structure, but excluding eaves, must be not more than 50% of the site area.

Landscape Design

The existing seasonal character and climate of Cairns provides residents with a unique selection and palette mix of endemic and tropical planting species which can be grown in a range of locations, from individual home gardens, to local streetscapes and parklands.

During plant selection consider appropriate species that provide both colourful and textural flowering types and have unique visual attributes.

Landscaping your homesite at Enclave is an important part of creating an attractive, green and leafy neighbourhood and streetscape.

To compliment the streetscape landscaping, the front gardens of homes should be landscaped using a variety of plants, in particular, using indigenous species.

Factors to consider include:

- Landscape your front yard (between the building line and the front boundary) comprising a minimum area of 20m² using a variety of plants of different sizes and types, including trees, shrubs and ground covers;
- The remainder of your front yard and verge (excluding hardstand) must be grassed or turfed;
- A minimum of 1 large shade tree must be provided to the front yard;
- Landscaping of your front garden must be completed within 1 month of completing your home.

Retaining Walls

Please discuss any proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining is appropriated to suit the finished ground levels on adjacent block.

Retaining walls visible from the street or from parks and public spaces are to comply with the following;

- Limited to 1m in height before the inclusion of a 0.5m wide landscaped terrace.
- Must be constructed from high quality boulder, stone or masonry to match the dwelling.

Timber retaining walls may be constructed along side boundaries (excluding secondary street frontages) and rear boundaries. Timber retaining walls must taper down to meet the finished ground line at the front of the property.

Please discuss any proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining is appropriated to suit the finished ground levels on adjacent block.

When constructing within the zone of influence of a developer supplied retaining wall a certificate of compliance (Total engineering solution) will be required from a registered engineering practice. The certificate of compliance must certify any building works constructed on the land within the zone of influence of a retaining wall erected on the land by the Seller has not exceeded the maximum loading limitation of the retaining wall.

Driveways

- Driveway width must not exceed 4.5m in width at the street boundary for double garages and must be separated from the side boundary by a minimum 500mm wide planting margin.
- Driveways and crossovers are to be coloured patterned concrete, clay or concrete pavers or exposed aggregate concrete. Plain grey concrete is not permitted.
- Driveways and crossovers must be completed prior to occupation of the dwelling.
- Driveway locations and car accommodation must align with built to boundary wall locations.
- Where a footpath has been constructed in front of the lot, the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.

General Housing Construction Principles

The buyer acknowledges that only one dwelling is permitted to be constructed by a registered builder (The works) on the land and the buyer further acknowledges that:-

- The buyer shall commence works within twenty four (24) months of completion of the contract to purchase the lot.
- The buyer shall complete the works within twelve (12) months of the commencement of works and;
 - not allow any uncompleted works to be left without work being carried out for more than three (3) months; and
 - the buyer will ensure that any works or other improvements will not be left at any time during construction without substantial work being carried out for a period longer than one (1) month.
- No improvements previously erected or existing on or attached to other land shall be erected or placed upon the Land with the exception of feature timber work (e.g. external timber posts, pergolas, timber flooring). No substandard building materials shall be used in the construction of any improvements on the land.
- The Buyer will not permit rubbish to accumulate or be placed on the land or on the verge area adjoining the land and will ensure that the grass on the land is mowed regularly and that weeds are removed regularly.

- Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.

General Requirements

The buyer will ensure that any caravan, boat trailer or unregistered vehicle stored or parked on the land (if same is not housed in a Garage or outbuilding) shall be stored or parked at the rear of the dwelling house or shall be screened so that the same is not visible from the street or neighbouring properties.

- No caravan or mobile home shall be used on the land for residential purposes whether or not a dwelling house is constructed on the land.
- For Sale' signs (other than those installed by the Seller) will not be permitted on vacant sites whilst the Seller has land stock available for sale at the residential estate.
- The Seller shall have the right to vary, exclude or elect not to enforce any of the conditions herein set out in respect of the subject land or any other land within the residential estate. The Buyer specifically absolves the Seller from any liability whatsoever for any action taken in varying, or electing not to enforce or excluding any condition.
- The Buyer shall not sell, transfer or otherwise dispose of the land hereby sold or any part thereof to any person without first obtaining from such person a deed of covenant in favour of the Seller to be bound by the same terms and conditions as are contained in this Covenant.

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Buyer

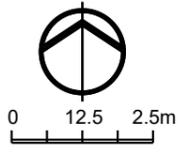
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Witness

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Buyer

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ENCLAVE

EARLVILLE

Enclave Building Setback Plan

Building Setback	
House Setback from Road Frontage	4.5m *
Garage Setback from Road Frontage	4.5m
	Possible Zero Side Boundary Setback - First 11m from frontage only

* - Except for corner lots which are 4.5m to short road frontage & 3.0m to long road frontage.

Notes: (Lots 1 – 23 & 28 – 58)

- All building work proposed on each allotment, including any ancillary structures, decks, balconies and the like, shall be located wholly within the building setbacks shown on the approved Building Setback Plan.
- The applicant or their successor(s) in title must advise all prospective purchasers of each new vacant allotment of the existence of the approved Building Setback Plan.
- For corner allotments with an average depth of 24 metres or less, no building or structure over 2 metres in height shall be built within a 9 metre truncation at the corner of two road frontages.
- Where there is a conflict between the approved building setbacks and drainage, sewer or water infrastructure, the position of the drainage, sewer or water infrastructure prevails together with required setbacks from such infrastructure.
- Approved building setbacks are measured from the outer most projection of the building or structure to the relevant boundary.
- All buildings and structures must be setback a minimum of 1.5 metres to completed sewer mains, or as otherwise approved by the Chief Executive Officer.

Note: Deeper sewer mains may require an increased setback.
- Detached two storey dwellings are to have a minimum setback of 2 metres to the relevant boundary unless a greater setback is specified on the approved Building Setback Plan.
- The maximum length of a building or structure built to a zero side boundary is restricted to 6.5m, with a minimum setback of 4.5m from the road frontage.
- Where no setbacks are provided on the approved Building Setback Plan, the minimum setback distances for all buildings and structures to all side and rear boundaries must be in accordance with the Accepted Solution(s) of the Queensland Development Code.

Note: If a building or structure is not built up to an approved zero side boundary then the side setback cannot be a distance less than the minimum required by the Accepted Solutions of the Queensland Development Code.

10. Houses compliant with the approved Building Setback Plan have been assessed against the applicable CairnsPlan 2016 Natural Areas Overlay. Further assessment against the Natural Areas Overlay is not required.

NOTES: (Lots 24–27 & 59)

- All building work proposed on each allotment, including decks and balconies is to be located within the building setbacks shown on the approved plans
- The applicant or their successors in title must advise all prospective purchasers of each new vacant allotment of the existence of the approved Building Setback Plans.
- Where there is a conflict between the approved setbacks and drainage, sewer or water infrastructure the position of the drainage, sewer or water infrastructure prevails together with required setbacks from such infrastructure.
- All buildings must be setback a minimum of 1.5 metres to completed sewer mains, or as otherwise approved.
NOTE: Deeper sewer mains may require an increased setback.
- Where not built to a side boundary or no setbacks are provided on the approved plans, the minimum setback distances for all structures to all side and rear boundaries must be in accordance with the Queensland Development Code.

NOTE: If not built up to an approved zero boundary a setback cannot be any distance other than the minimum required in accordance with the Queensland Development Code.



This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.



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